



Invitation to Bid HNS 19-29

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 853 Belmont Ave.		LEAD SAFE CHARLOTTE
STATE LEAD ABATEMENT CONTRACTOR CERTIFICATION REQUIRED FOR LEAD SCOPE OF WORK		
Bid Walk: December 6, 2018 @ 10:00 am		
Bid Opening: December 13, 2018 @ 2:00 pm		
Client Name:		Contact Number:
Project Manager: Mike Taylor		Contact Number: 704-336-4115

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at Mike Taylor (cell # 980-215-1156).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **853 Belmont Ave** to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: 11/5/18 Number of Pages: 3 pages plus 5 page lead scope plus floor plan

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: *Minimum Start Date -*

Completion Deadline:

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Mikel Taylor
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-4115
Fax: (704) 632-8575



Instructions to Bidders

Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
 - Scope of Work
 - Addenda Acknowledgement
 - Itemized Work Sheet
 - Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Work Specification

Response Due: 11/5/2018 2:45 pm

Prepared By:

City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 853 Belmont Av.
Charlotte, NC 28205

Owner:

Owner Phone: (

Structure Type: Multi-Unit

Program(s): Tested- HAS LEAD
Safe Home FY 2018
LeadSafe 2016
Healthy Homes LBP 2016

Square Feet: 1742

Year Built: 1920

Property Value: 80300

Tax Parcel: 08109911

Census Tract:

Property Zone:

Additional Comments

Healthy Homes Scope of Work

Repairs

Description

Floor

Room

Exterior

HH 1--Porch Guardrails and Handrails

HH Left Front Porch

Remove existing porch rails and stair handrail and dispose of properly.

Build new guardrails and handrails around the porch perimeter and down both sides of the stairs. Rails shall conform to the Construction Specifications and NC Code.

(Healthy Homes)



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

HH 2--Smoke Detector Hard Wired

HH Building Systems

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Detector outside sleeping areas shall be a combination CO/smoke detector.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

HH 3--Water Heater 40 Gallon Electric

HH Plumbing

Install a 40 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

HH 4--Exterminate Insects

HH General Requirements

Exterminate for insects. Include a one year warranty. All extermination shall be performed by a licensed contractor.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

HH 5--GFCI Receptacle 20 AMP

HH Kitchen

Install two flush mounted GFCI duplex receptacles on separate circuits over the kitchen counter. Fish wire and repair all tear out as needed.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

HH 6--Grab Bars

HH Bathroom

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

See Attached Lead Scope

General Requirements

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

?

Bid Cost:	<u> X </u>	=	<u> </u>
	Base	Quantity	Total Cost

Work Specification

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

Address 853 Belmont Ave.

10/4/2018

Complete the following scope of work **USING A STATE LICENSED LEAD ABATEMENT CONTRACTOR:**

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A thru D--wood walls, corner boards, fascias, soffits, rafters, and trim boards.	Cover with Tyvek and aluminum or vinyl siding products. NOTE: REPLACE ROTTED OR MISSING MATERIALS BEFORE COVERING.			
2	Side A--Unit A and Unit B entries--wood ceilings, crown moldings, ceiling support beams and trim boards including frames around entries	Cover with Tyvek and aluminum or vinyl siding products.			
3	Side A--Unit A porch columns (2)	Remove existing columns and dispose of properly. Replace with 6 x 6 pressure treated wood posts. NOTE: REPAIR FLOOR AND FLOOR FRAMING MEMBERS AS NECESSARY TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE POST WITH NO GAPS IN FLOORING AROUND POSTS.			
4	Side A--Electric panels and conduit	Remove and dispose of properly. DISCONNECTION AND REPLACEMENT BY OTHERS.			
5	Side B and D Back Entries--blue wood entry ceiling sidewall and trim and ceiling support beams	Scrape and paint.			

6	Side C--Attic Vent and Frame	Remove vent louvers and install a new gable vent. Wrap frame components with aluminum.			
7	Side D--painted phone and cable wires and accessories	Remove and dispose of properly. DISCONNECTION AND REPLACEMENT BY OTHERS.			
8	Doors A1, A2, and B1--wood door casings, headers, jambs, and stops	Remove stops. Cover remaining exterior components with Tyvek and aluminum. Install new stops, primed and painted white. INCLUDES REMOVAL AND REINSTALLATION OF STORM/SCREEN DOORS AS NECESSARY.			
9	D1 door and door frame assembly	Remove entire door and frame assembly and dispose of properly. Install a new prehung six panel insulated steel door unit with peephole and keyed lever set and deadbolt keyed alike. INTERIOR AND EXTERIOR CASINGS SHALL MATCH EXISTING. WRAP EXTERIOR CASING.			
10	Sides A through D--paint chips on ground and elevated lead soil level	Remove all visible paint chips from the ground. Install landscaping fabric over the soil around the perimeter of the foundation. Fabric shall cover an area 3 feet wide. Install cedar chips 4" deep on top of the landscape fabric. Insure positive drainage away from the foundation.			

11	Room 3--Unit A kitchen and alcove--all wooden trim to include baseboard, window components, and door casings, jambs, and stops	Scrape and paint.			
12	Room 3--Unit A kitchen alcove walls and ceiling	Scrape and paint.			
13	Room 4--Unit A bathroom door	Remove all components of existing door assembly and dispose of properly. Install a new prehung hollow core lauan door complete with hardware. Casings shall match existing. Paint to match existing.			
14	Room 4--Unit A bathroom baseboard	Scrape and paint.			
15	Room 7--Unit B front bedroom walls and ceiling.	Scrape loose paint. Repair surface defects to produce a smooth paintable surface. Prime and paint with owner's choice of colors.			
16	Room 9--Unit B bathroom door	Remove all components of existing door assembly and dispose of properly. Install a new prehung hollow core lauan door complete with hardware. Casings shall match existing. Paint to match existing.			

17	Room 9--Unit B bathroom-- Side D shelving	Scrape and paint.			
18	Room 10--Unit B kitchen-- ceiling	Remove loose and damaged plaster back to sound materials. Patch damaged areas to provide a uniform surface. Install 3/8" drywall on the entire ceiling. Finish and sand smooth. Install bed mold around the perimeter of the ceiling. Paint ceiling and bed mold ceiling white.			
19	Room 10--Unit B kitchen alcove--Electric panel and conduit	Remove painted components and dispose of properly. Terminate wiring in Code approved junction boxes.			
20	Room 10--Unit B kitchen and alcove--walls in kitchen and walls and ceiling in alcove	Remove all cabinets and dispose of properly. Cap off sink water and drain lines. Remove miscellaneous cleats from walls. Scrape loose paint. Repair surface defects to produce a smooth paintable surface. Prime and paint with owner's choice of colors.			
21	Room 10--Unit B kitchen and alcove--all painted wooden trim, to include baseboard, window components, and door components.	Remove Door A1 and hinges. Scrape and paint remaining components. Owner's choice of colors.			

22 Entire Property	Specialized cleaning as necessary to achieve HUD lead grant clearance. Most dust wipe sample far exceed action levels. Refer to LIRA for details. City will pay for up to two additional clearances as necessary to schedule work in stages to minimize relocation time.			
--------------------	--	--	--	--

Total Bid: \$ _____

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within _____ days of award.

Signature of authorized contractor representative _____

Contractor Submitting Bid: _____

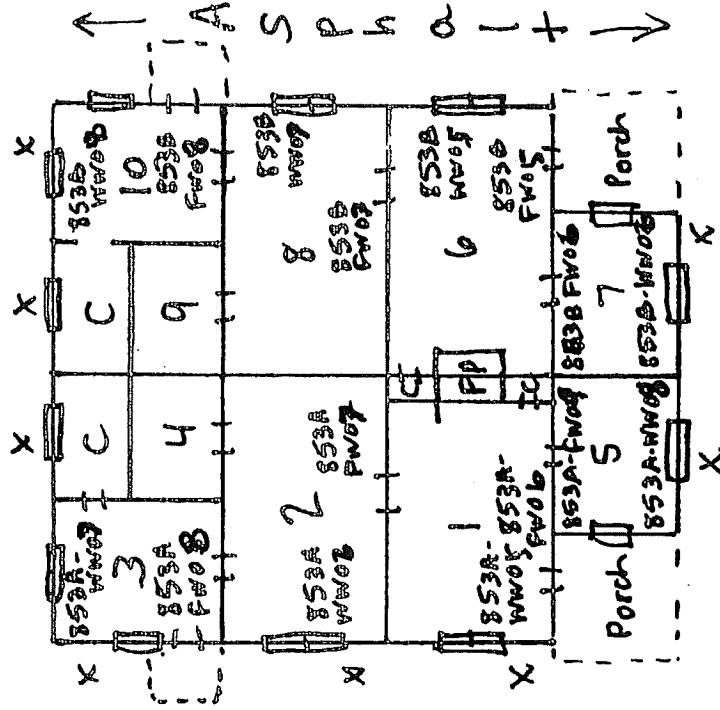
Address: _____

Phone: _____

SIDE B

SIDE D

SIDE C



Legend

- = Window
- = Door

SIDE A

NOT TO SCALE